

MEMORANDUM

SEPTEMBER 26, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 28 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	8		2	
Major new housing or rehabilitation	2	2	1	1
Residential (building expansions, subdivisions, etc.)	2		1	2
Parking; gas stations; repair garages; auto uses		1		
Industrial; chemical storage	1			
Institutional	1			1
Commercial; office; business	2			
Hotels; restaurants				
Signs	1			

We recommend approval of eight residential conversions:

Z-7889: 265-267 Cornell Street, Roslindale. Small lot can only support one unit.

Z-7908: 85 Park Drive, Boston. Occupancy existing approximately twelve years.

Z-7910: 15 Patten Street, Jamaica Plain. Three family occupancy consistent with residential neighborhood.

Z-7916-7917: 165 Saratoga and 88 Brooks Street, East Boston. Four apartment occupancy compatible with residential area.

Z-7921: 58-60 Readville Street, Hyde Park. Legalize two family dwelling and office for heating-oil business.

- Z-7915: 62 L. Street, South Boston. Occupancy consistent with neighborhood.
- Z-7934: 31 Boylston Street, Jamaica Plain. Proposed two family dwelling consistent with neighborhood.
- Z-7978: 55 Dudley Street, Roxbury. Occupancy compatible with residential-local business area.

We recommend approval of two new housing rehabilitation referrals:

- Z-7893-94: 48-52 Frankfort Street, East Boston. Vacant former Our Lady of Mt. Carmel School will be rehabilitated for 15 condominiums and 5 low moderate income rental units.
- Z-8064: 1225 Bennington Street, East Boston. Modular one family dwelling.

We recommend approval of two residential building expansions, subdivision referrals

- Z-7908-8132: 25-25(R) Mayfield Street, Dorchester. Subdivision will allow sale of separate parcel.
- Z-7975: 330 Newbury Street, Boston. New basement entry approved by Back Bay Architectural Commission.

We recommend approval of one industrial referrals:

- Z-7919: 115-119 West Fourth Street, South Boston. Petition essentially legalizes existing scrap metal business of twelve years.

We recommend approval of one institutional referral:

- Z-7898: 55 Fruit Street, Boston. Hospital construction approved by Authority and Zoning Commission in amendment to Planned Development Area plan last year.

We recommend approval of two commercial office, business referrals:

- Z-7896: 384-390 La Grange Street, West Roxbury. Uses consistent with surrounding commercial properties.
- Z-7918: 116 B Street, South Boston. Wholesale plastic distribution use. Priority employment to South Boston residents.

We recommend approval of one sign referral:

- Z-8015: 985 Wm. T. Morrissey Boulevard, Dorchester. Two signs, have support of residents and neighborhood civic associations.

We recommend denial of three referrals

- Z-7913-7914: 1046-1054 Blue Hill Avenue, Mattapan. Sale of used cars incompatible with revitalization of Blue Hill Avenue.

Z-7907: 64-66 Salem Street, Boston. Height of proposed residential apartment structure exceeds recently established 55' limit for the North End district.

Z-7920: 52 Cummins Road, Brighton. Additional unit would seriously aggravate existing density and congestion problems.

We recommend denial without prejudice of three referrals:

Z-7891- 48-50 Newport Street, Dorchester. Community concerns must be
7892 resolved before allowing subdivision.

Z-7895: 9 Upham Avenue, Dorchester. Resident concerns must be addressed and resolved by petitioner.

Z-7923: 392-394 Commercial Street, Boston. Plan indicating roof addition must be submitted to the Authority.

Z-7993: 186-190 Endicott Street, Boston. Petitioner must meet with community to resolve concerns.

We recommend deferral of four referrals:

Z-7887: 114 Allston Street, Brighton. Petitioner must review plans with community.

Z-8024: 45 Union Park, Boston. Petitioner must review plan with South End Historical Society and civic association.

Z-8034: 120 Corey Street, West Roxbury. Petitioner must resolve noise and traffic concerns.

Z-7889- 615-627 Columbus Avenue, Boston. Petitioner must review plans
7903 with Authority and civic association.

BOARD OF APPEAL REFERRALS

September 26, 1985

	<u>Hearing</u>	
1. Z-7887	10/1/85	Paul Roiff, Trustee 114 Allston Street, Brighton
2. Z-7889	10/1/85	Constantinos D. Salemis 265-267 Cornell Street, Roslindale
3. Z-7891-7892	10/1/85	James H. Hawker, Executor 48-50 Newport Street, Dorchester
4. Z-7893-7894	10/1/85	Charing Cross Corporation 48-52 Frankfort Street, East Boston
5. Z-7895	10/1/85	Alphonse DePietro 9 Upham Avenue, Dorchester
6. Z-7896	10/1/85	M. L. Vazza Realty Trust 384-390 LaGrange Street West Roxbury
7. Z-7898	10/1/85	The General Hospital Corporation 55 Fruit Street, Boston
8. Z-7899-7903	10/1/85	Edwin Abrams 615-627 Columbus Avenue, Boston
9. Z-7907	10/1/85	Archie Matorelli 64-66 Salem Street, Boston
10. Z-7908	10/1/85	Kimberly Realty Trust 85 Park Drive, Boston
11. Z-7909 & 8132	10/1/85	Thomas J. Rollins 25-25(rear) Mayfield Street Dorchester
12. Z-7910	10/1/85	Thomas Brady 15 Patten Street, Jamaica Plain
13. Z-7913-7914	10/8/85	Nicholas M. Daugherty Tops & Tops, Inc. 1046-1054 Blue Hill Avenue, Mattapan
14. Z-7915	10/8/85	John R. Kelley 62 L Street, South Boston
15. Z-7916-7917	10/8/85	Richard W. May 165 Saratoga Street & 88 Brooks Street, East Boston
16. Z-7918	10/8/85	G & E Realty Trust 116 B Street, South Boston
17. Z-7919	10/8/85	Edward L. Willard 115-119 West Fourth Street South Boston
18. Z-7920	10/8/85	Albert Shamsi 52 Cummings Road, Brighton

BOARD OF APPEAL REFERRALS

September 26, 1985

		<u>Hearing</u>	
19.	Z-7921	10/8/85	Thomas Fahey 58-60 Readville Street Hyde Park
20.	Z-7923	10/8/85	Annette Toscano 392-394 Commercial Street, Boston
21.	Z-7934	10/8/85	Susan Mahoney 31 Boylston Street, Jamaica Plain
22.	Z-7975	10/8/85	Jean Pierre Safar 330 Newbury Street, Boston
23.	Z-7978	10/1/85	Francis Diaz 55 Dudley Street, Roxbury
24.	Z-7993	10/8/85	Don Zagoren Associates, Inc. 186-190 Endicott Street, Boston
25.	Z-8015	10/1/85	Barbara & Benjamin Tankle 985 Wm. T. Morrissey Boulevard Dorchester
26.	Z-8024	10/8/85	Charles T. Oden 45 Union Park, Boston
27.	Z-8034	10/8/85	Temple Beth Torah 120 Corey Street, West Roxbury
28.	Z-8064	10/1/85	David Gaeta 1225 Bennington Street East Boston

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LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/1/85 Z-7887
Paul Roiff, Trustee
114 Allston Street
Brighton

Site: 15,000 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect 3½-story 20-unit apartment building.

Violation(s): Parking not allowed within required front yard
nor within five feet of side lot line.

Insufficient lot area, open space, front and rear
yards, corner traffic visibility, and setback
of parapet.

Excessive floor area ratio and bulding height.

VOTED: In reference to petition Z-7887, Paul Roiff, Trustee,
114 Allston Street, Brighton, for ten variances
to erect a 3½-story 20-unit apartment structure
in a residential (R-.8) district, the Boston Redevelopment
Authority recommends deferral. Reaction of community
as expressed to the Authority is that of general
support, and the Authority concurs that housing
would be an appropriate use on this site. However,
the Allston Street/Glenville Avenue area is already
congested and there is concern about density of
the project site provision of adequate off-street
parking, and appropriate design. The petitioner
must meet with the community and Authority to
discuss and review density issue, parking, landscaping
and design plans. A minimum of parking space
per one-family unit and additional visitor parking
must be provided.



Z-7887

114 ALLSTON ST.

BRIGHTON

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7889
Constantinos D. Salemis
265-267 Cornell Street
Roslindale

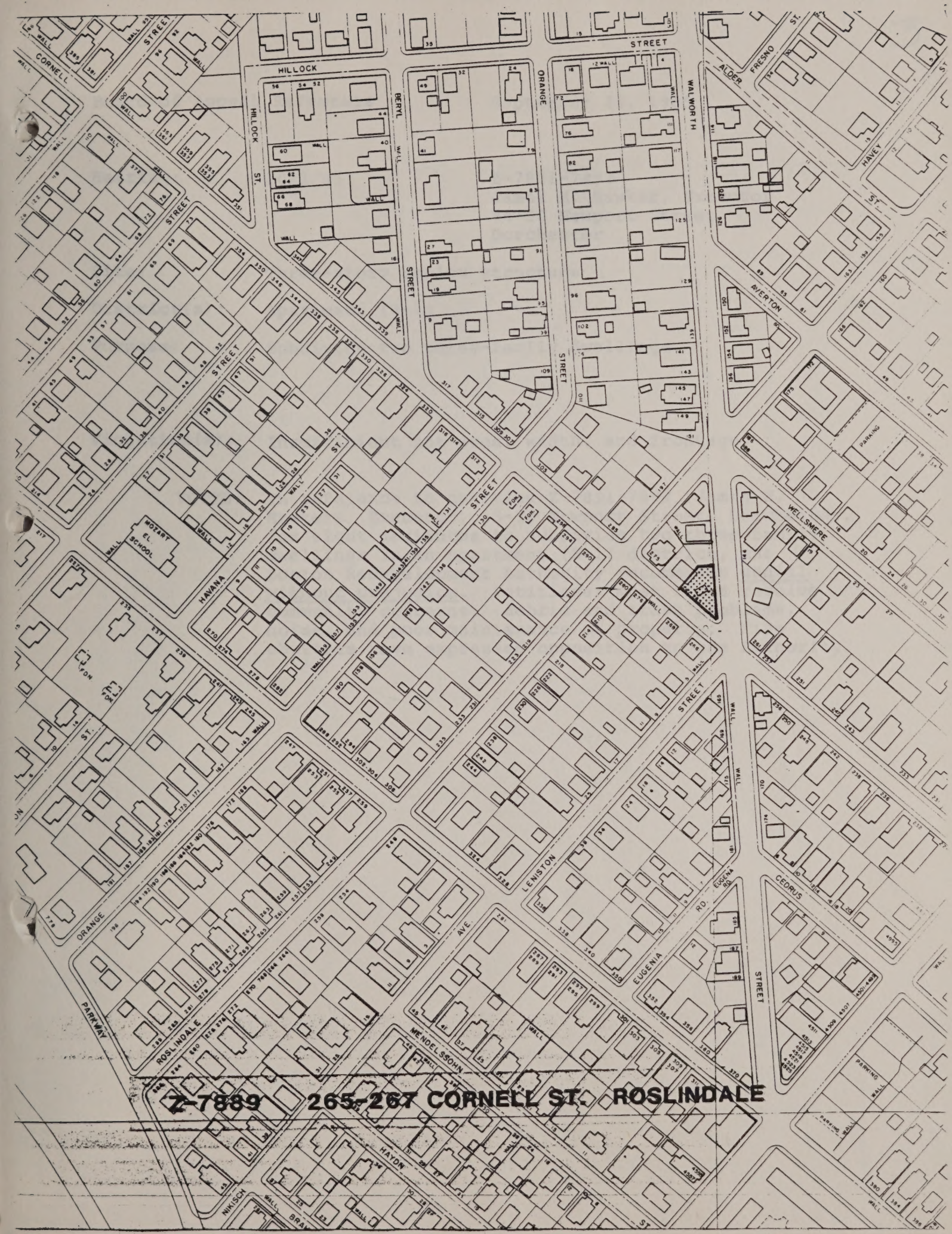
Site: One-story vacant structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from store to two apartments.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-7889, Constantinos D. Salemis, 265-267 Cornell Street, Roslindale, for two variances for change of occupancy from store to two apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval only with the following proviso: that the proposed residential use be limited to a one-family dwelling and plans submitted to the Authority for design review approval. Small triangular lot (3684 square feet) at intersection of Walworth & Lewiston Streets and no provisions for off-street parking precludes two-family dwelling. Neighborhood reaction to petitioner's proposal is mixed.



Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7891-7892
James H. Hawker, Executor
48-50 Newport Street
Dorchester

Site: Three-story duplex structure

District(s): Apartment (H-1)

Purpose: Subdivide two three-family dwellings.

Violation(s): Insufficient lot area, width, and frontage.

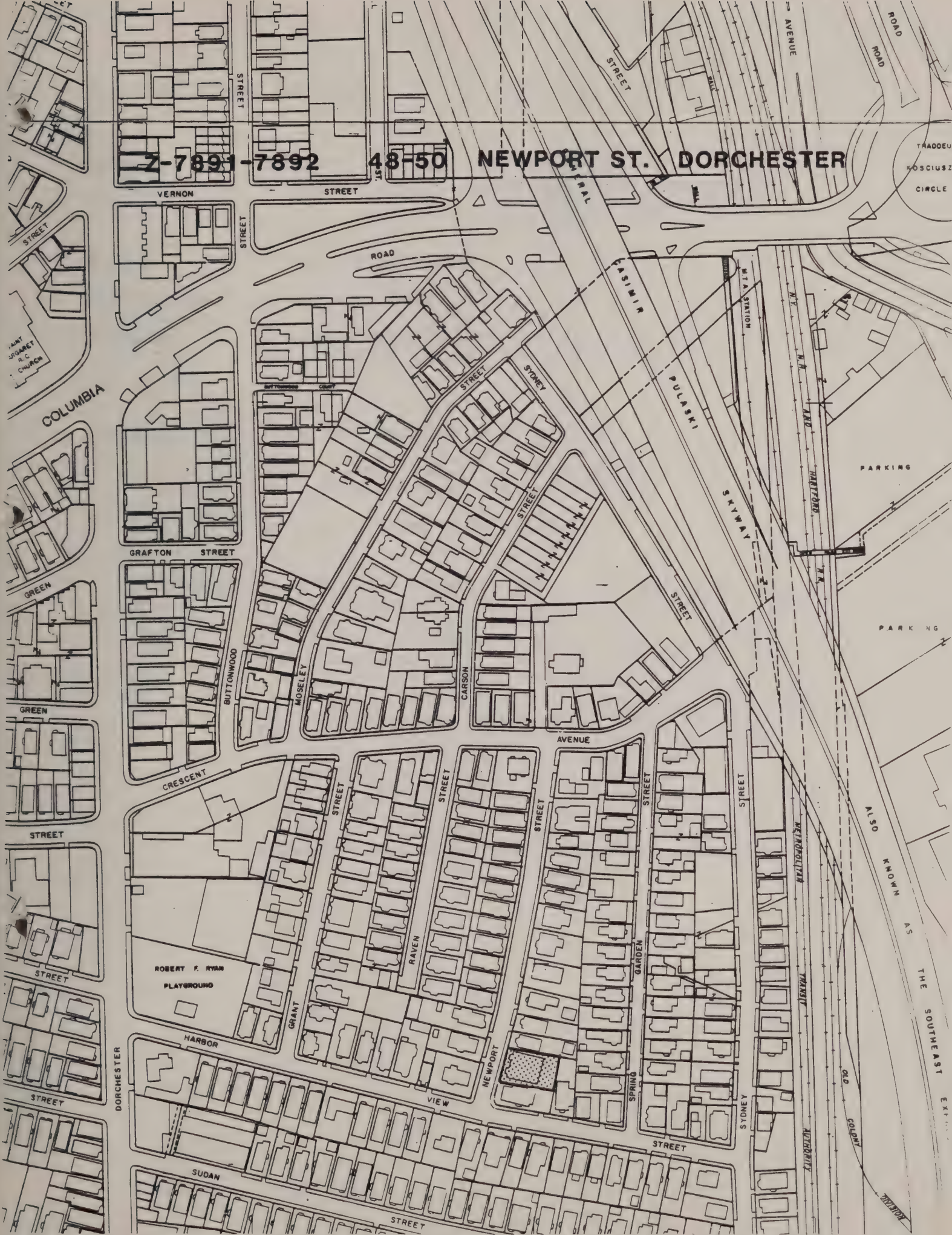
VOTED: In reference to petition Z-7891-7892, James H. Hawkers, Executor, 48-50 Newport Street, Dorchester, for eight variances to subdivide two three-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner must first resolve community concerns: debris and trash problems, noise, and poor maintenance of property. Five abutters have expressed opposition to the Authority.

2-7891-7892

48-50

NEWPORT ST. DORCHESTER

TRADE
CIRCLE



Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7893-7894
Charing Cross Corporation
48 & 52 Frankfort Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

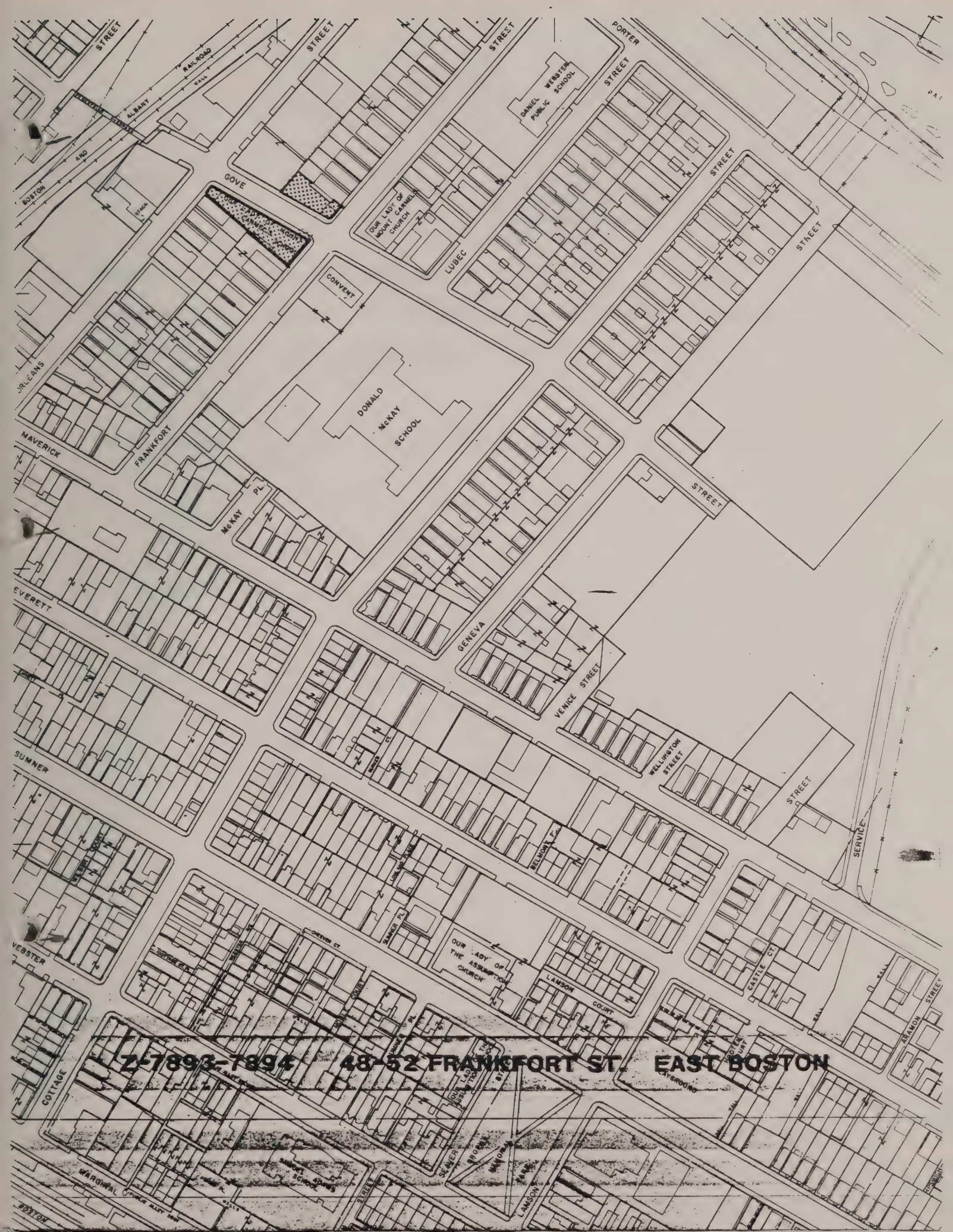
Purpose: Change occupancy from school to 22 apartments;
use premises for ancillary parking.

Violation(s): Ancillary parking is conditional use.

Insufficient lot area, open space, front, side,
rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-7893-7894, Charing Cross Corporation, 48 & 52 Frankfort Street, East Boston, for conditional use and eight variances for change of occupancy from school to 22 apartments and use premises for ancillary parking in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of detailed landscaping be submitted to the Authority for design review approval. Vacant former Our Lady of Mt. Carmel School will be developed for 17 condominiums and 5 rental units for low- and moderate-income residents of East Boston. Parking for 80 vehicles will be provided. The East Boston Community Development Corporation has been designated manager/overseer of the residential structure.



2-7893-7894

48-52 FRANKFORT ST.

EAST BOSTON

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7895
Alphonse DePietro
9 Upham Avenue
Dorchester

Site: 2½-story structure

District(s): Local business (L-1) and Residential, three-family (R-.8)

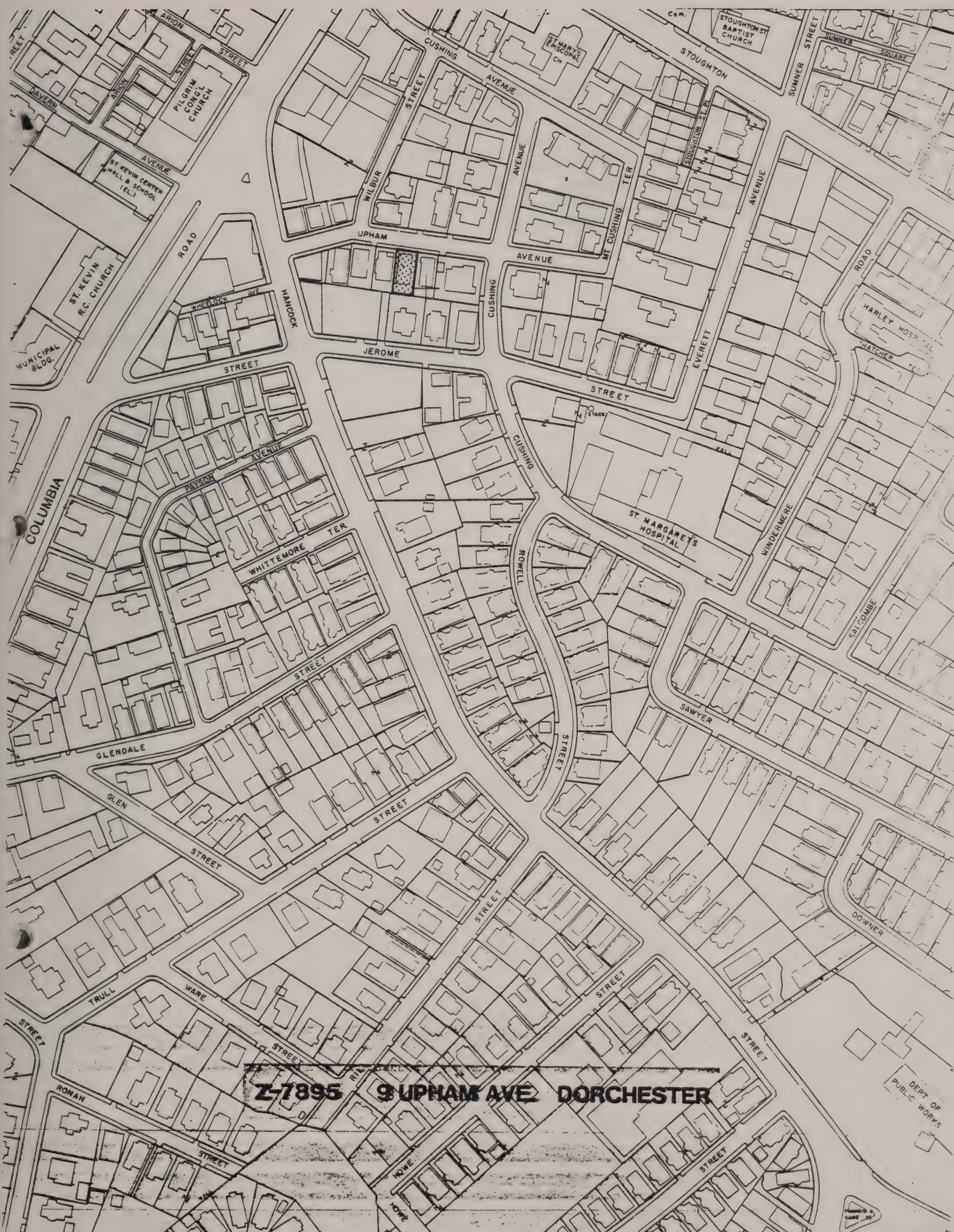
Purpose: Legalize occupancy as two-family dwelling and four lodgers.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-7895, Alphonse DePietro, 9 Upham Avenue, Dorchester, for forbidden use and two variances to legalize occupancy as two-family dwelling and four lodgers in a residential (R-.8) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. No record of legal occupancy. Petitioner states condition has existed since 1970. However, six residents have expressed opposition. Concerns of density, noise problems, and maintenance of property must be addressed and resolved by petitioner.



Z-7895

9 UPHAM AVE DORCHESTER

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7896
M. L. Vazza Realty Trust
384-390 LaGrange Street
West Roxbury

Site: One-story structure

District(s): Single family (S-.5)

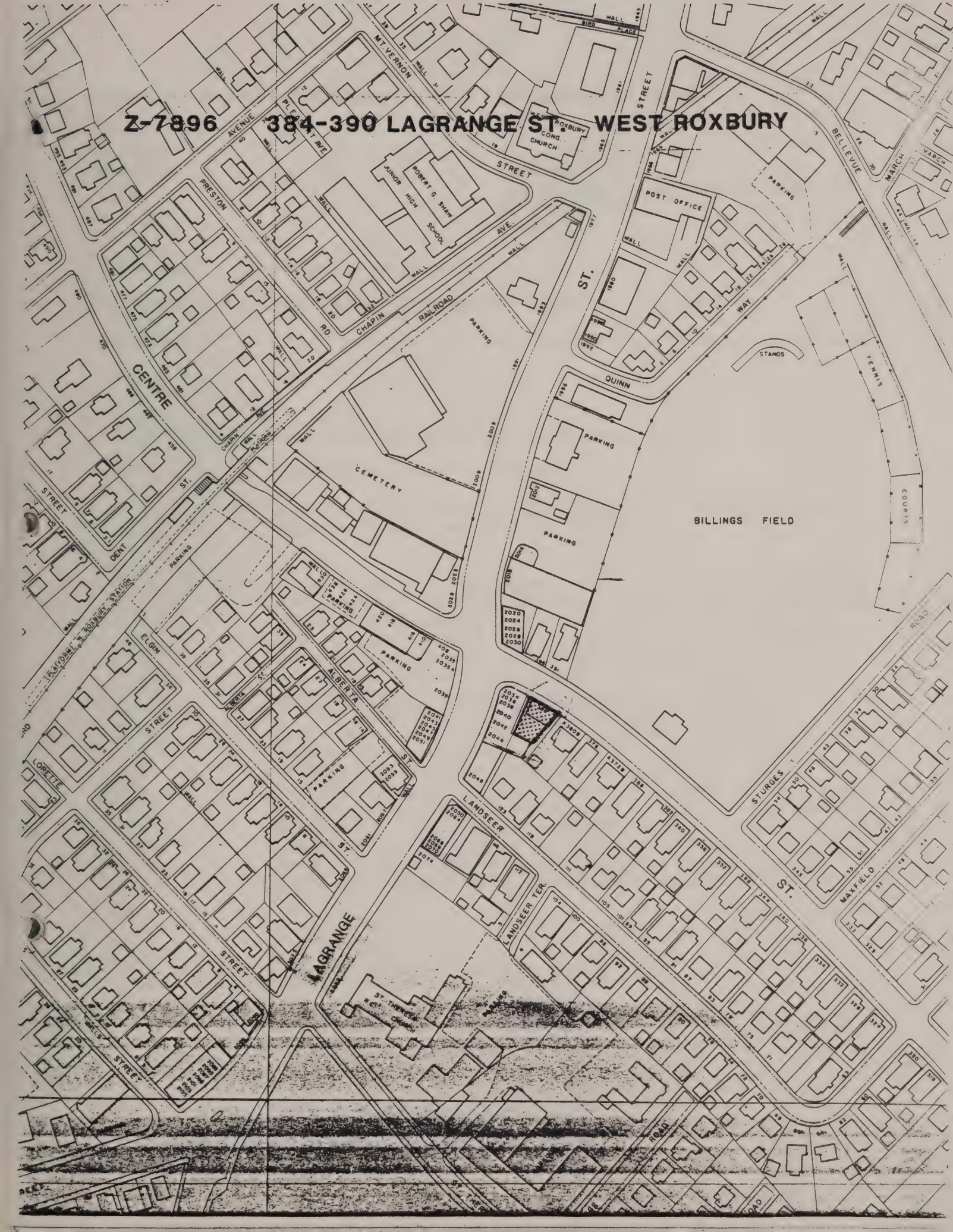
Purpose: Change occupancy from stores to beauty salon,
dental laboratory and retail store.

Violation(s): At variance with prior decision of Board of Appeal.
Dental laboratory is forbidden use.

VOTED: In reference to petition Z-7896, M. L. Vazza Realty Trust, 384-390 LaGrange Street, West Roxbury, for forbidden use and variance for change of occupancy from stores to beauty salon, dental laboratory, and retail store in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Immediate area is local business. Retail shade store and dental laboratory existing. Beauty salon will replace former ice cream store. Uses consistent with surrounding commercial properties.

Z-7896

384-390 LAGRANGE ST WEST ROXBURY



Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7898
The General Hospital Corporation
55 Fruit Street
Boston

Site: Hospital complex

District(s): Apartment, planned development area (H-4-D)

Purpose: Erect patient care and research additions to hospital.

Violation(s): Accessory parking is conditional use.
Excessive floor area ratio.
Insufficient front yard, corner traffic visibility,
side yard, and setback of parapet.

VOTED: In reference to petition Z-7898, The General Hospital Corporation, 55 Fruit Street, Boston, for conditional use and five exceptions to erect patient care and research additions to hospital in an apartment planned development area (H-4-D) subdistrict, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for continuing design review approval. Proposed development, approved by the Zoning Commission and Authority in an amendment to the Planned Development Area plan last year, consists of two inpatient towers, 25 and 15 stories, a five-story base building, and a five-story research building. Towers will accommodate 692 patients and base building will provide 31 intensive care beds. The exceptions requested are in conformity with the amended Development Plan as approved.

BASIN

CHARLESBANK

PLAYGROUND

CHARLES RIVER PARK

MASSACHUSETTS
GENERAL
HOSPITAL

SUFFOLK COUNTY JAIL

Z-7898 35 FRUIT ST. BOSTON

CAMBRIDGE

PARKING GARAGE

8

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7899-7903
Edwin Abrams
615-627 Columbus Avenue
Boston

Site: 3½-story structure

District(s): Manufacturing (M-1)

Purpose: Combine five structures for 36 apartments and
two real estate offices.

Violation(s): Extension and structural change of nonconforming
use.

VOTED: In reference to petition Z-7899-7903, Edwin Abrams,
615-627 Columbus Avenue, Boston, for extension
and structural change of nonconforming use to
combine five structures for 36 apartments and
two real estate offices in a manufacturing (M-1)
district, the Boston Redevelopment Authority recommends
deferral until petitioner meets with Authority
and the United Neighbors of Lower Roxbury to review
plans.

Z-7899-7903

PARKING

615-627

COLUMBUS AVE. BOSTON



Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7907
Archie Matorelli
64-66 Salem Street
Boston

Site: 2,319 Square feet of land

District(s): General business (B-2)

Purpose: Erect seven-story twelve-unit apartment structure
and eight car garage.

Violation(s): Excessive floor area ratio.

Insufficient open space, rear yard, setback of
parapet, and off-street parking.

VOTED: In reference to petition Z-7907, Archie Matorelli,
64-66 Salem Street, Boston, for five variances
to erect a seven-story twelve-unit apartment structure
and eight-car garage in a general business (B-2)
district, the Boston Redevelopment Authority recommends
denial. Proposed 63' 10½" height of structure
exceeds recently established 55' limit for the
district. Further, proposal eliminates ground-floor
commercial activity on Salem Street, an important
commercial center in the North End. Considerable
community opposition has been expressed to the
Authority.

Z-7907

64-66 SALEM ST. BOSTON



Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7908
Kimberly Realty Trust
85 Park Drive
Boston

Site: Four-story structure

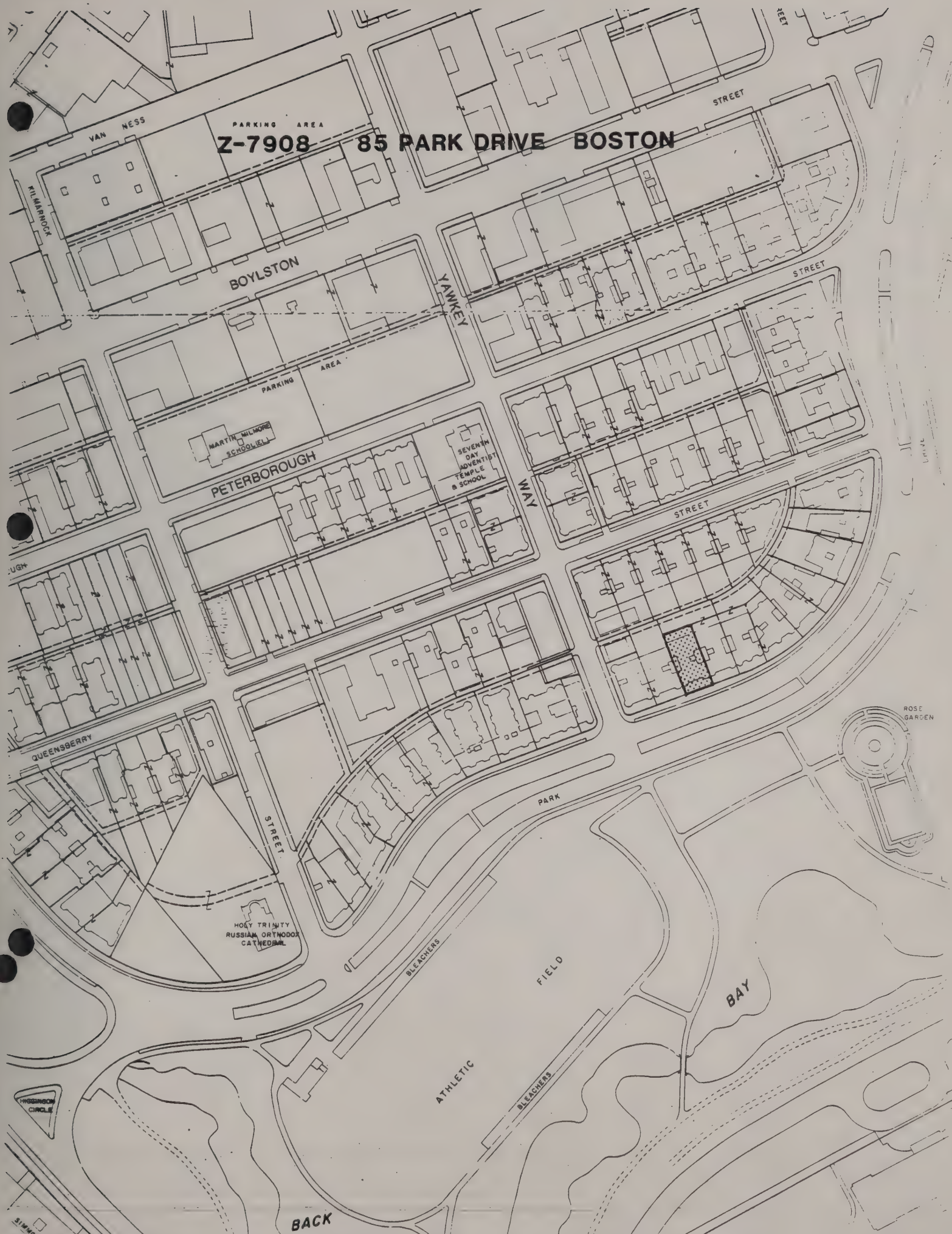
District(s): Apartment (H-2)

Purpose: Legalize occupancy as 26 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-7908, Kimberly Realty Trust, 85 Park Drive, Boston, for forbidden use and variances to legalize occupancy for 26 apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Condition has existed since 1973. Legalization will enable petitioner to refinance structure.



Z-7908 85 PARK DRIVE BOSTON

BOYLSTON

PETERBOROUGH

HOLY TRINITY
RUSSIAN ORTHODOX
CATHEDRAL

SEVENTH DAY
ADVENTIST
TEMPLE & SCHOOL

PARK

FIELD

BAY

ROSE
GARDEN

BACK

ATHLETIC

BLEACHERS

BLEACHERS

STREET

STREET

STREET

STREET

PARKING
AREA

PARKING AREA

MARTIN WILMORE
SCHOOL

VAN NESS

MILBURN

QUEENSBERRY

UGH

GREENWOOD
CIRCLE

SIMONS

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7909 & 8132
Thomas J. Rollins
25-25(rear) Mayfield Street
Dorchester

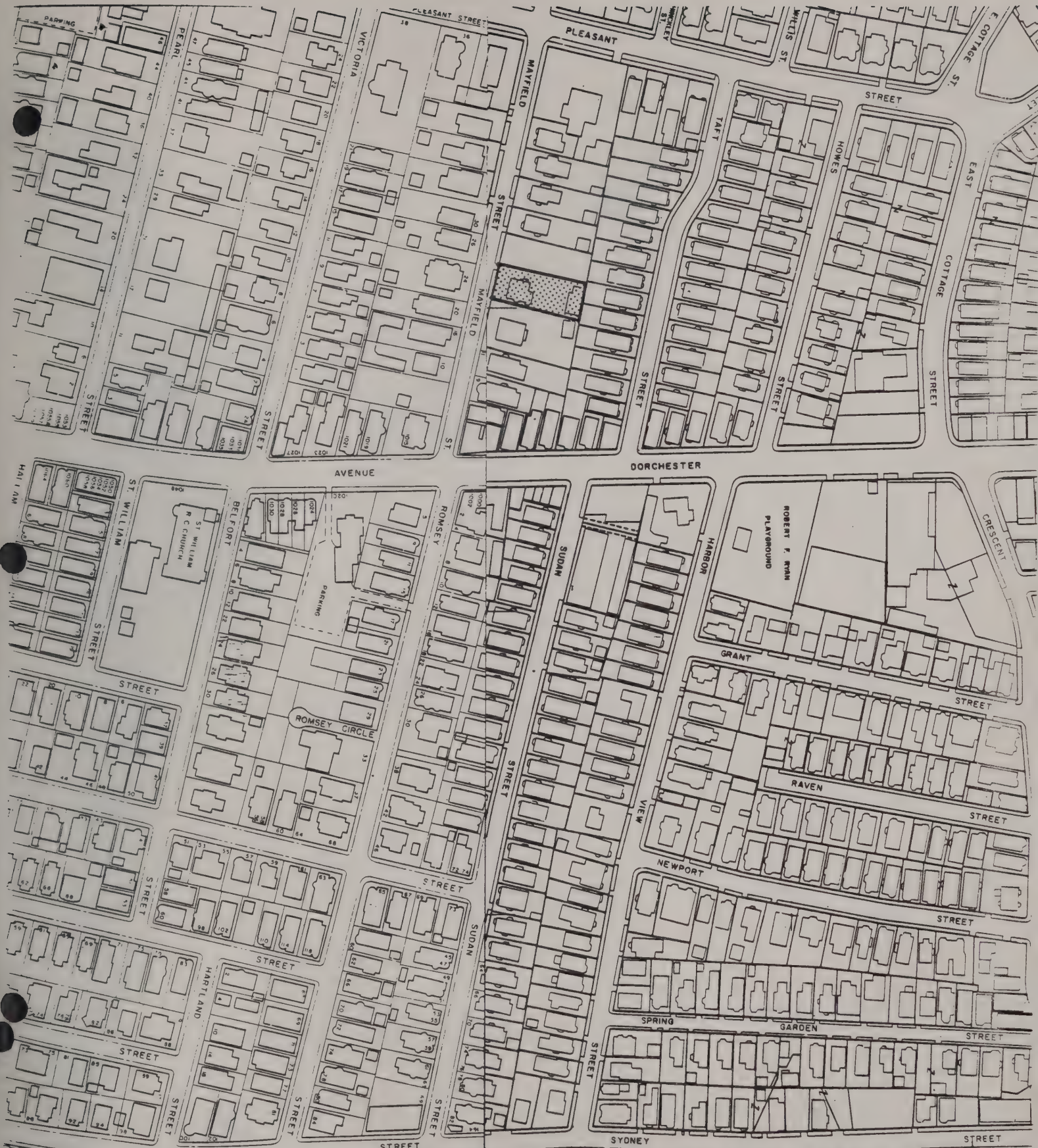
Site: 2½- and 1½-story structures

District(s): Residential, three-family (R-.8)

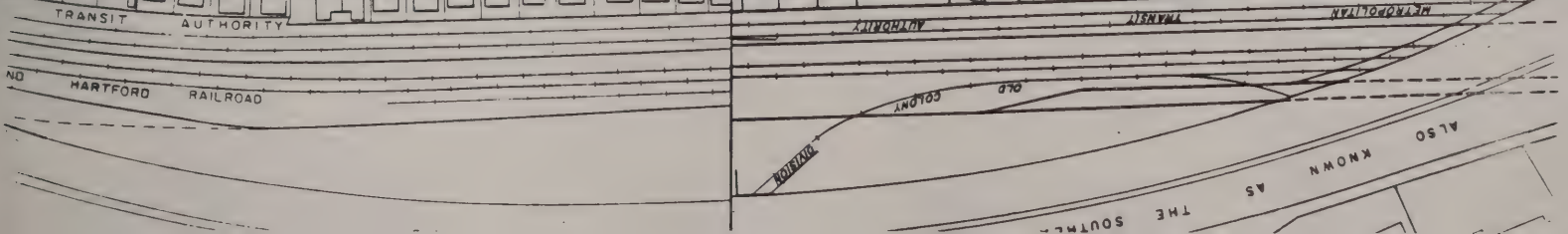
Purpose: Subdivide two-family and one-family dwellings.

Violation(s): Insufficient lot area, side yard, and rear lot access.

VOTED: In reference to petition Z-7909 & 8132, Thomas J. Rollins, 25-25(rear) Mayfield Street, Dorchester, for six variances to subdivide two-family and one-family dwellings in an residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow petitioner to sell one-family dwelling as separate parcel.



2-7909-8132 25-25(REAR) MAYFIELD ST. DORCHESTER



Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7910
Thomas Brady
15 Patten Street
Jamaica Plain

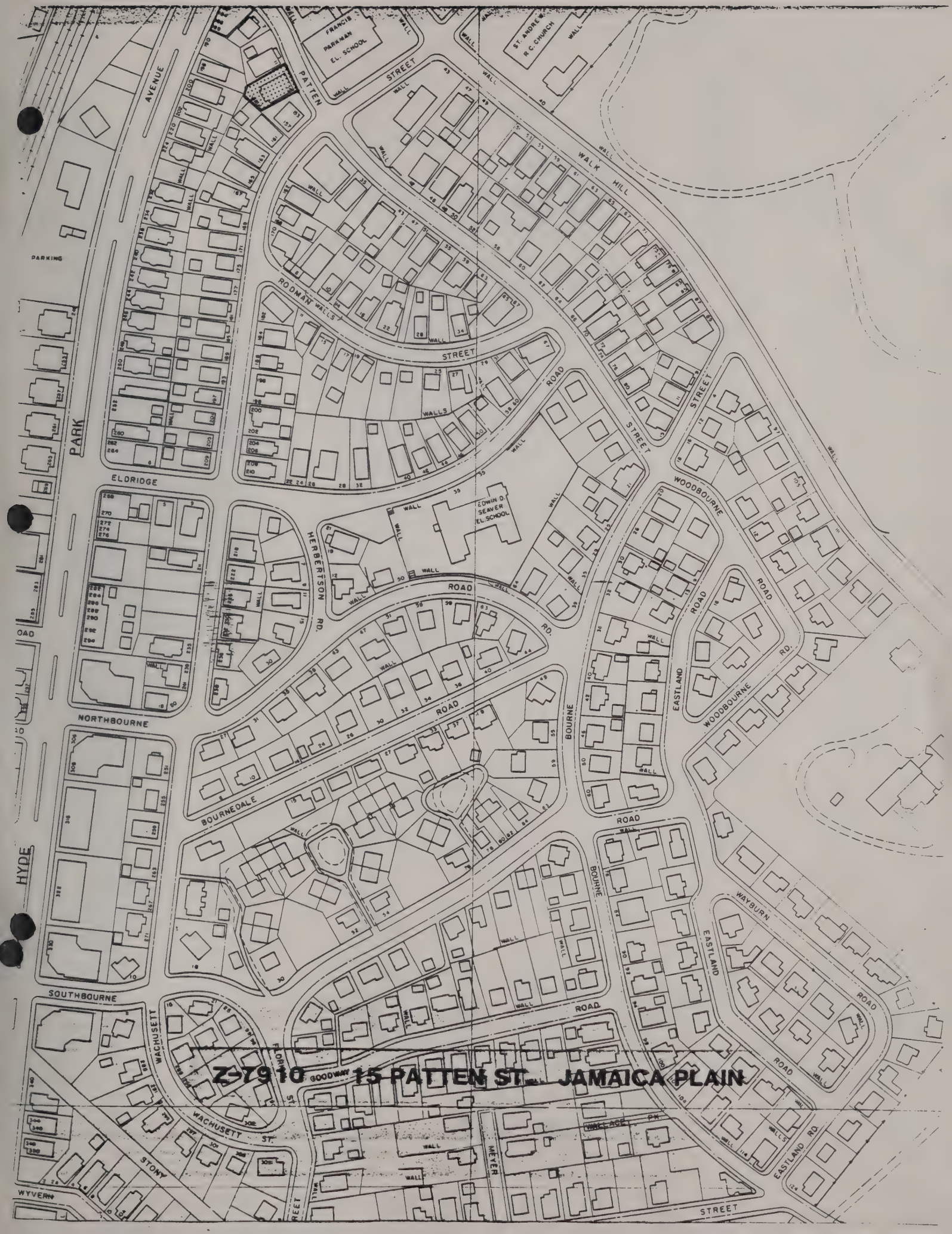
Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-7910, Thomas Brady, 15 Patten Street, Jamaica Plain, for forbidden use and variance for change of occupancy from two- to three-family dwelling in an residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposed three-family occupancy is consistent with existing multifamily dwellings in this residential neighborhood.



27910 15 PATTEN ST. JAMAICA PLAIN

Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7913-7914
Nicholas M. Daugherty
Tops & Tops, Inc.
1046-1054 Blue Hill Avenue
Mattapan

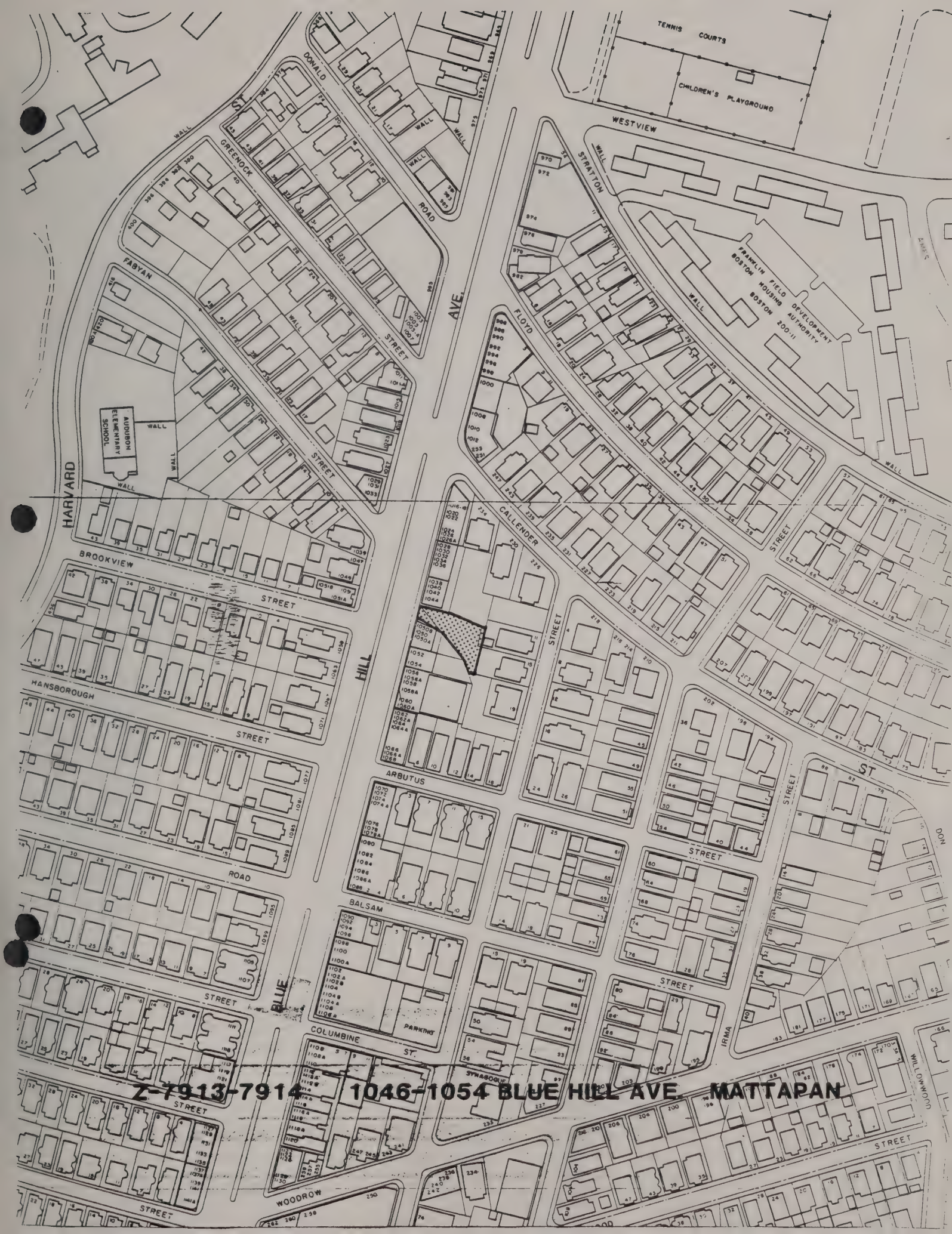
Site: Vacant land

District(s): Local business (L-1)

Purpose: Use premises for outdoor sale of used cars and trucks.

Violation(s): Outdoor sale or display for sale of new or used motor vehicles is forbidden use.

VOTED: In reference to petition Z-7913-7914, Nicholas M. Daugherty and Tops and Tops, Inc., 1046-1054 Blue Hill Avenue, Mattapan, for two forbidden uses for use of premises for sale of used cars and trucks in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Area is already burdened with auto related uses. Proposal is incompatible with ongoing extensive commercial revitalization and residential rehabilitation of Blue Hill Avenue.



Z-7913-7914

1046-1054 BLUE HILL AVE.

MATTAPAN

Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85

Z-7915
John R. Kelley
62 L Street
South Boston

Site: Three-story structure

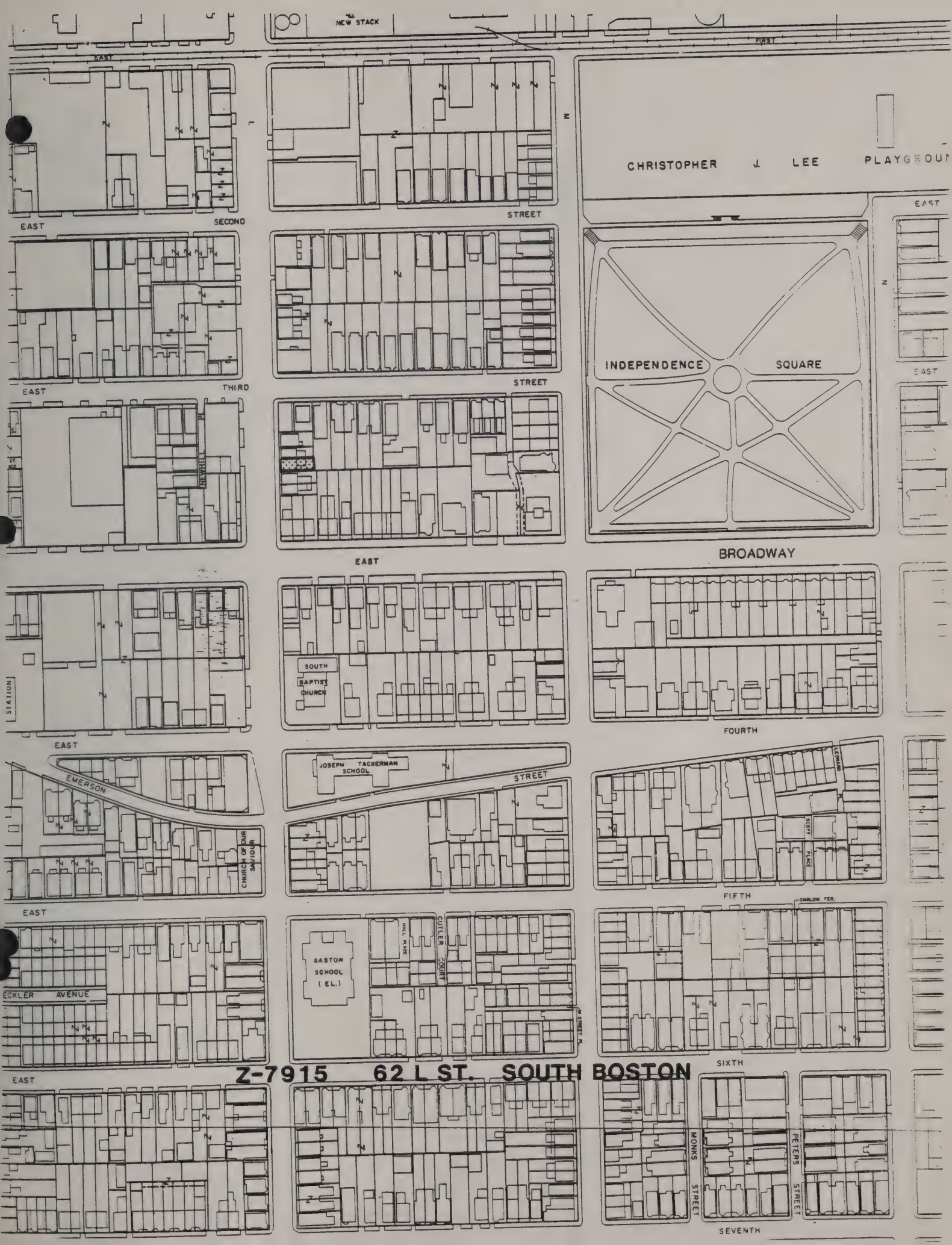
District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-7915, John R. Kelley, 62 L Street, South Boston, for forbidden use and variance to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. No record of legal occupancy. Two units existing. Proposed three-family dwelling consistent with residential nature of neighborhood. Abuttor has expressed support.



NEW STACK

FIRST

EAST

SECOND

STREET

CHRISTOPHER J. LEE PLAYGROUND

EAST

EAST

EAST

THIRD

STREET

INDEPENDENCE SQUARE

EAST

EAST

BROADWAY

STATION

EAST

SOUTH
BAPTIST
CHURCH

FOURTH

EMERSON

JOSEPH TACKERMAN
SCHOOL

STREET

EAST

CHURCH OF OUR
SAVIOUR

FIFTH

ONLOW TER.

ECKLER AVENUE

GASTON
SCHOOL
(EL.)

CUTLER COURT

MALL ROAD

SIXTH

Z-7915 62 L ST. SOUTH BOSTON

EAST

MONKS STREET

PETERS STREET

SEVENTH

Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7916-7917
Richard W. May
165 Saratoga Street &
88 Brooks Street
East Boston

Site: Three-story vacant structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling and bakery to four-family dwelling and from one-family dwelling and store to two-family dwelling and contractor's office.

Violation(s): Dwelling converted for more families is forbidden use.

Change in nonconforming use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-7916-7917, Richard W. May, 165 Saratoga Street and 88 Brooks Street, East Boston, for two forbidden uses, change in nonconforming use and four variances for change of occupancy from two-family dwelling and bakery to four-family dwelling and from one-family dwelling and store to two-family dwelling and contractor's office in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the number of units be limited to a maximum of four; that no contractor's equipment be associated with office operation; that plans be submitted to the Authority for design review approval. Vacant building will be restored. Proposed six apartments are excessive. Four unit occupancy would be more compatible with density of residential area.

MOUTH STREET

WHITE

STREET

PUTNAM
SQUARE

Z-7916-7917

165 SARATOGA ST.

88 BROOKS ST.

EAST BOSTON

EUTAW

TRENTON

LEXINGTON

PRINCETON

JOSEPH
BARNES
E.L. SCHOOL

SARATOGA

JENNIFER

LONDON

STREET

JAMES O'DIA
SCHOOL (E.L.)

MORRIS

ST

CONVENT

SACRED HEART
(R.C.) CHURCH

SACRED HEART
SCHOOL

ST

ST

STREET

BOSTON & ALBANY RAILROAD

Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7918
G & E Realty Trust
116 B Street
South Boston

Site: Two-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from laundry to wholesale and
retail of plastic products; erect two-story addition.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-7918, G & E Realty Trust, 116 B Street, South Boston, for two variances for change of occupancy from laundry to wholesale and retail of plastic products and erect two-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with provisos that plans be submitted to the Authority for design review approval. Petitioner distributes design display plastic sheets to department stores in Boston and surrounding areas. Use consistent with manufacturing area. Priority employment opportunities will be offered to South Boston residents.



Z-7918

116 B ST.

SOUTH BOSTON

Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7919
Edward L. Willard
115-119 West Fourth Street
South Boston

Site: Two-story structure

District(s): Manufacturing (M-1)

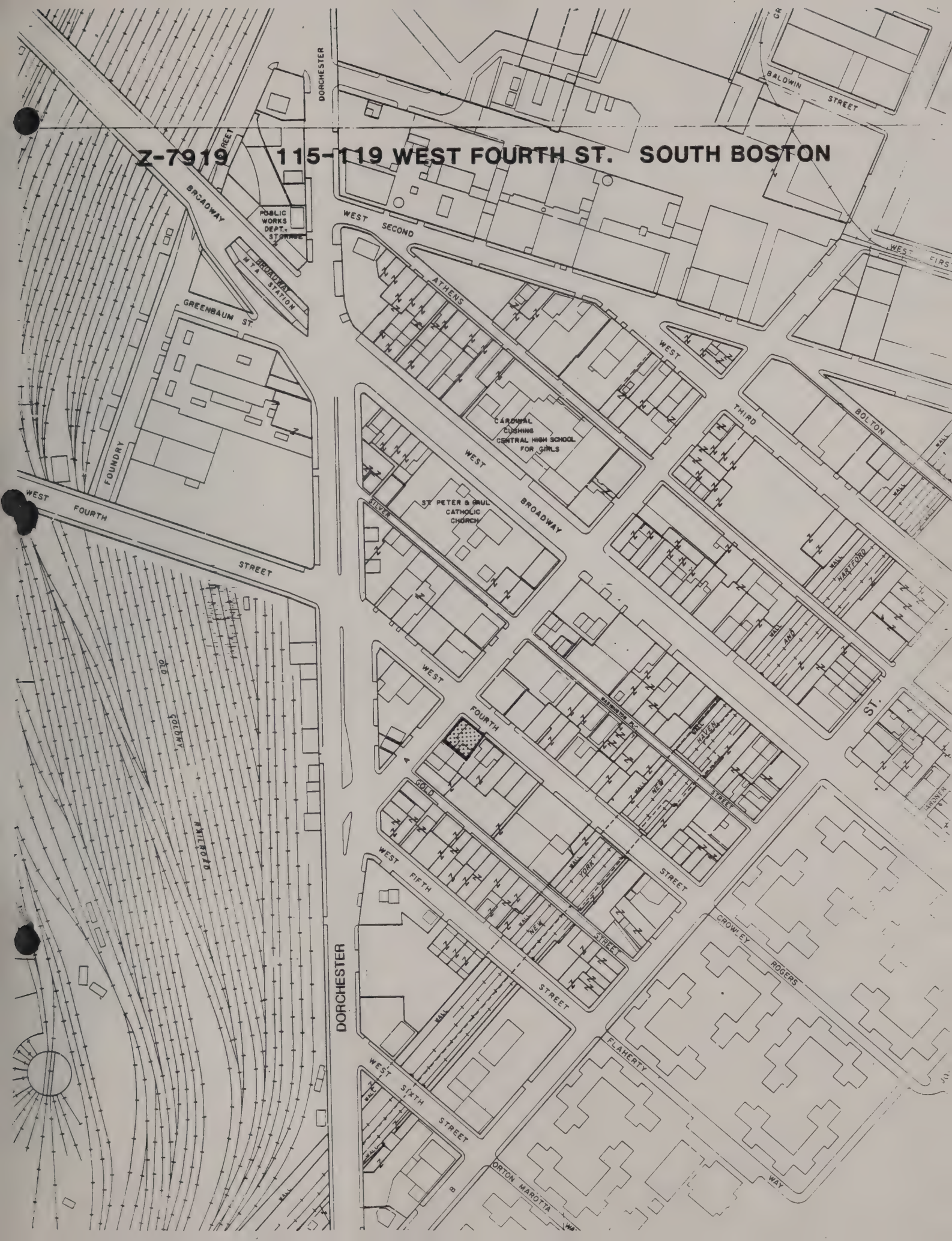
Purpose: Use premises for buying and trading scrap metals.

Violation(s): Outdoor storage of scrap metal is forbidden use.

VOTED: In reference to petition Z-7919, Edward L. Willard, 115-119 West Fourth Street, South Boston, for forbidden use for use of premises for buying and trading scrap metals in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Petition essentially legalizes existing use of twelve years on this section of the lot. No impact on this predominantly industrial area. Resident has expressed support.

Z-7919

115-119 WEST FOURTH ST. SOUTH BOSTON



Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7920
Albert Shamsi
52 Cummings Road
Brighton

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from eight to nine apartments.

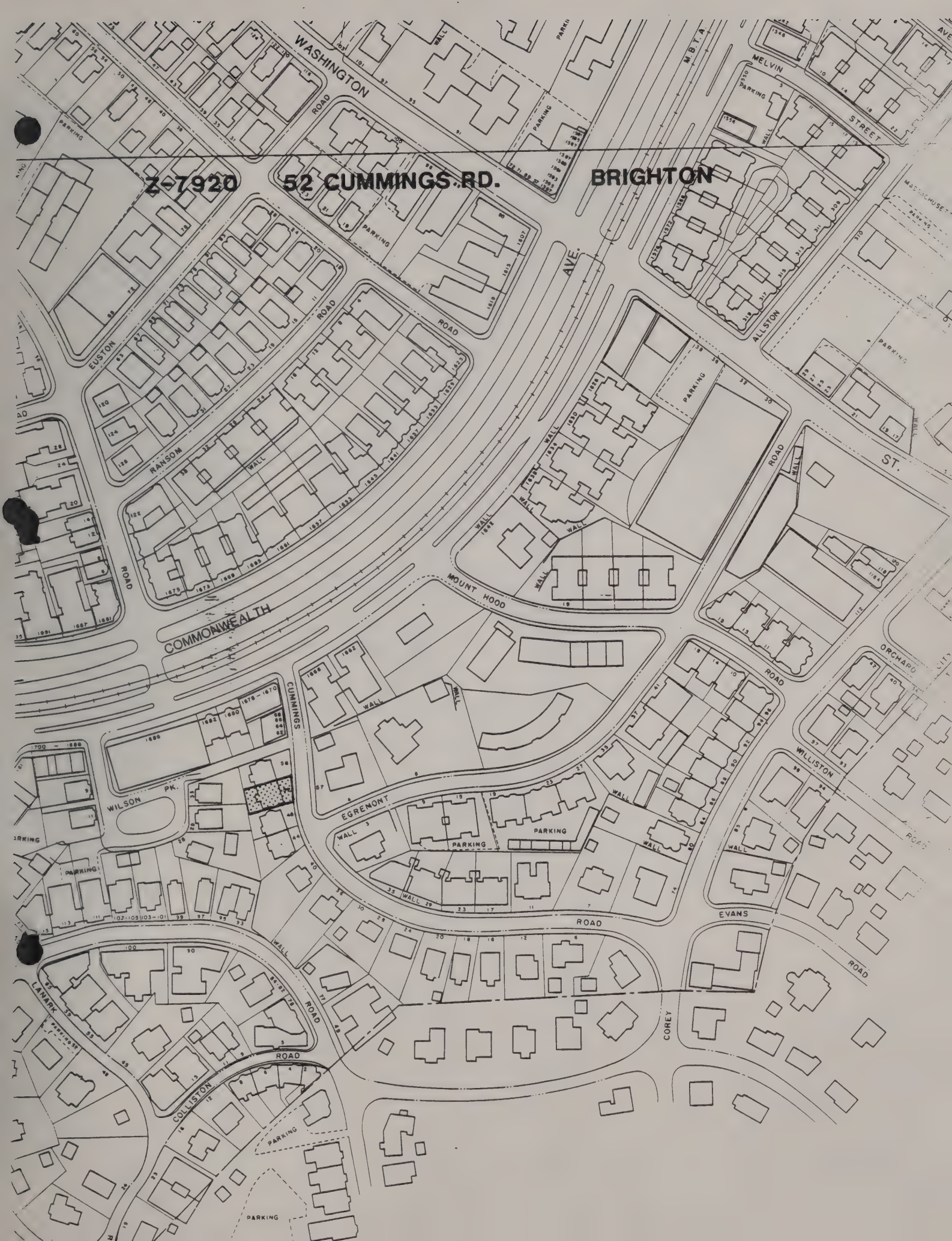
Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-7920, Albert Shamsi, 52 Cummings Road, Brighton, for forbidden use and two variances for change of occupancy from eight to nine apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Additional units in the Corey Hill area would seriously aggravate existing density and traffic/parking congestion problems.

Z-7920

52 CUMMINGS RD.

BRIGHTON



Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7921
Thomas Fahey
58-60 Readville Street
Hyde Park

Site: 2½-story structure

District(s): Local business (L-.5) and Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling and office for home heating oil business.

Violation(s): Office for heating-oil business is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-7921, Thomas Fahey, 58-60 Readville Street, Hyde Park, for forbidden use and variance to legalize occupancy for two-family dwelling and office for home heating oil business in a residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that office be operated by appellant and one employee and be limited only to telephone and mail services; that there be no customer accommodations at this site; that there be no storage of oil, equipment or truck repairs performed at this site; that truck dispatch be performed by telephone, not physically from site; that office use extend to appellant only and expire upon sale, lease or other disposition of property. No record of legal occupancy. Two-family dwelling existing and consistent with neighborhood.



2-7921

58-60 READVILLE ST.

HYDE PARK

Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7923
Annette Toscano
392-394 Commercial Street
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling and store; erect two-story addition.

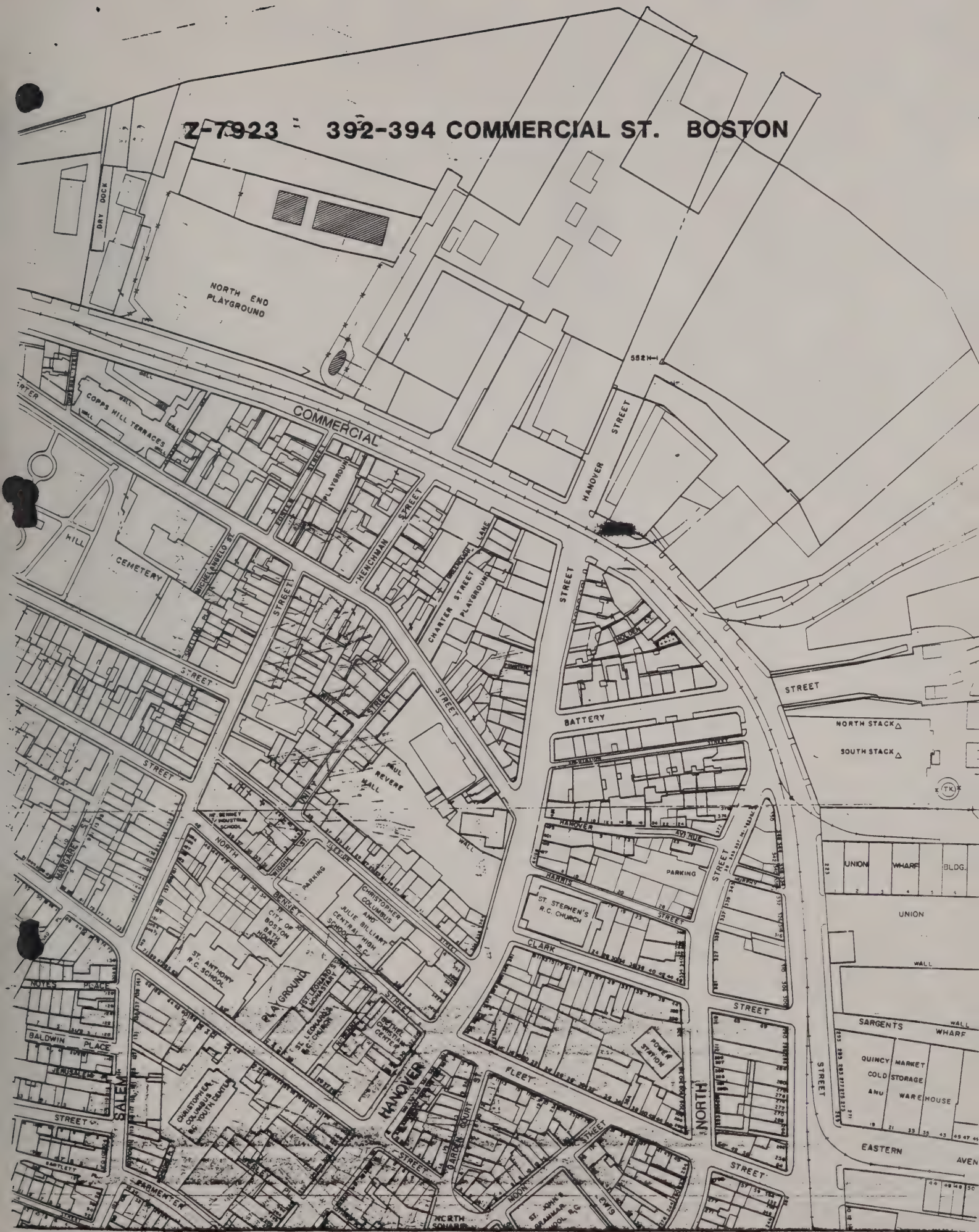
Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space and rear yard.

VOTED: In reference to petition Z-7923, Annette Toscano, 392-394 Commercial Street, Boston, for forbidden use and three variances for change of occupancy from two-family dwelling and store to three-family dwelling and store and erect two-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial without prejudice. Plot plan submitted by petitioner is inadequate. Plan indicating roof addition must be submitted for Authority review and formal recommendation to the Board of Appeal.

Z-7923 392-394 COMMERCIAL ST. BOSTON



Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7934
Susan M. Mahoney
31 Boylston Street
Jamaica Plain

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

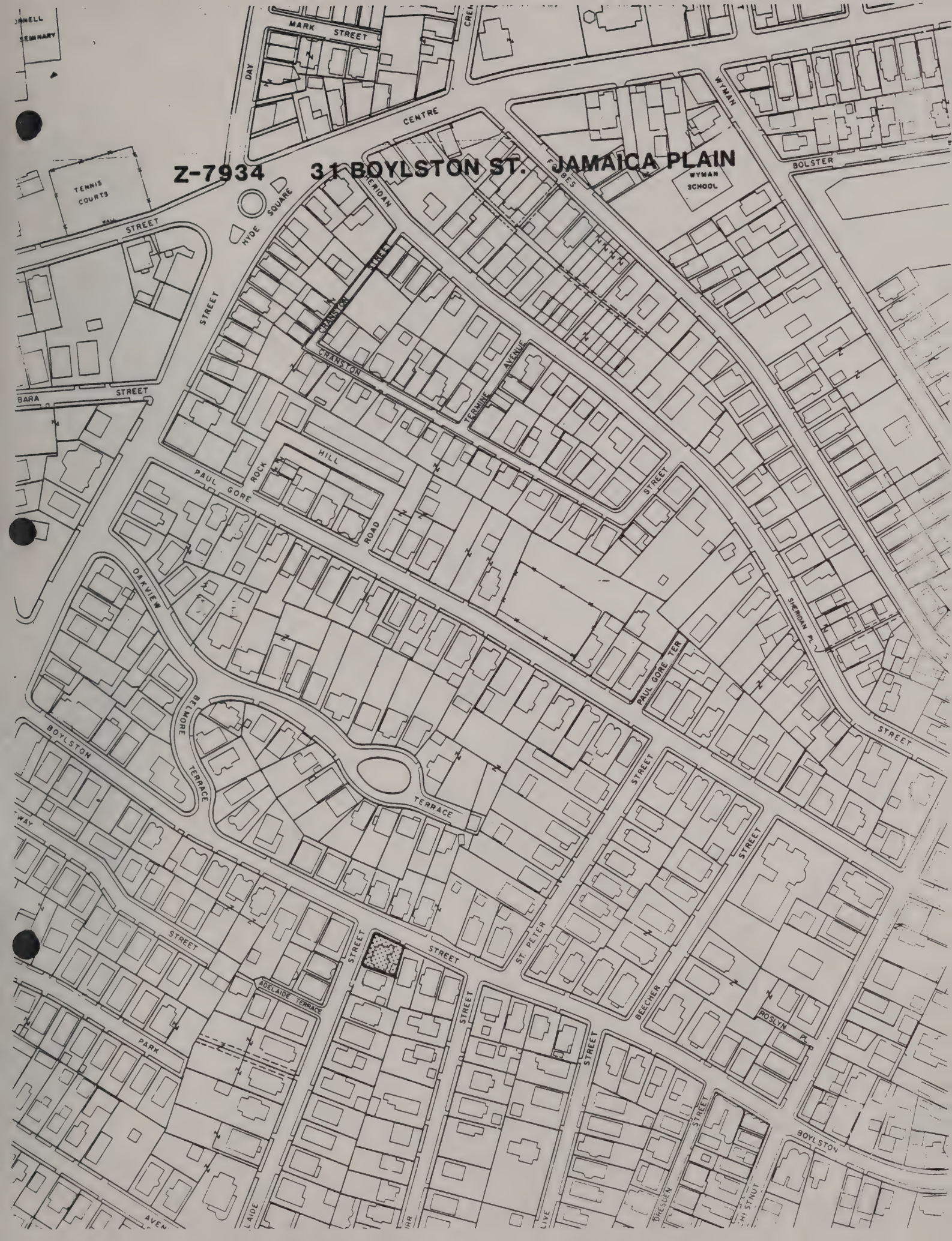
Insufficient lot area.

VOTED: In reference to petition Z-7934, Susan M. Mahoney, 31 Boylston Street, Jamaica Plain, for forbidden use and variance to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing one-family residence. Proposed two-family dwelling consistent with two-, three- and multifamily dwellings in neighborhood. Off-street parking provided. Neighbors have expressed support.

Z-7934

31 BOYLSTON ST.

JAMAICA PLAIN



Board of Appeal Referrals

September 26, 1985

22

Hearing: 10/8/85 Z-7975
Jean Pierre Safar
330 Newbury Street
Boston

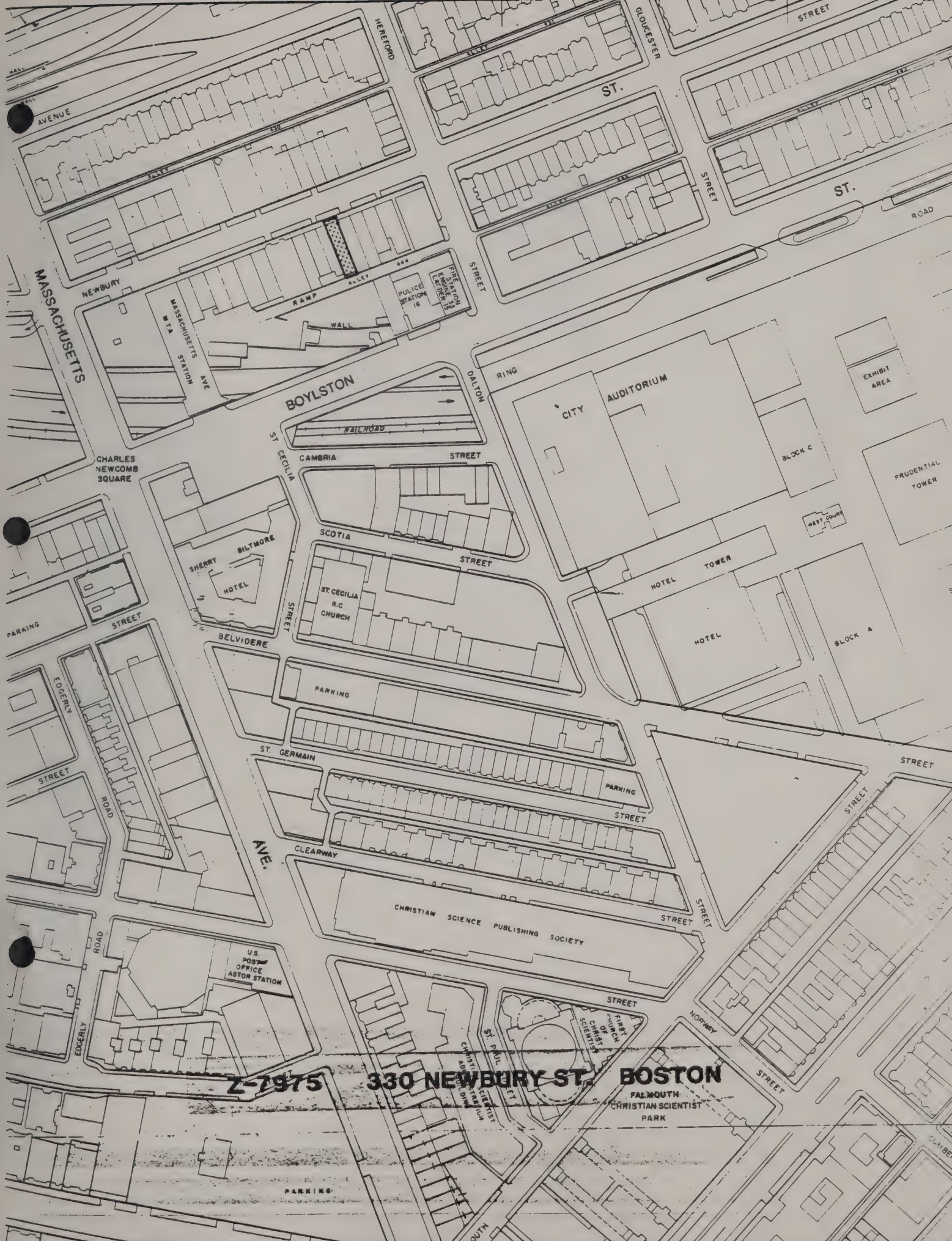
Site: Two-story structure (offices and photo lab)

District(s): General business (B-3-65)

Purpose: Excavate sidewalk to create basement courtyard.

Violation(s): Insufficient front yard--below grade access not allowed.

VOTED: In reference to petition Z-7975, Jean Pierre Safar 330 Newbury Street, Boston, for variance to excavate sidewalk to create basement courtyard in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Proposed basement entry is consistent with commercial/architectural character of street. Back Bay Architectural Commission has granted certificate of appropriateness.



MASSACHUSETTS AVENUE

MASSACHUSETTS STATION

CHARLES NEWCOMB SQUARE

MASSACHUSETTS STATION

SHERRY BILTMORE HOTEL

BELVIDERE

ST. GERMAIN

U.S. POST OFFICE ASTOR STATION

BOYLSTON

CAMBRIA

SCOTIA

ST. CECILIA R.C. CHURCH

PARKING

CLEARWAY

CHRISTIAN SCIENCE PUBLISHING SOCIETY

CITY AUDITORIUM

HOTEL TOWER

EXHIBIT AREA

PRUDENTIAL TOWER

BLOCK C

BLOCK A

Z-7975

330 NEWBURY ST.

BOSTON

PALMOUTH CHRISTIAN SCIENTIST PARK

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-7978
Francis Diaz
55 Dudley Street
Roxbury

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

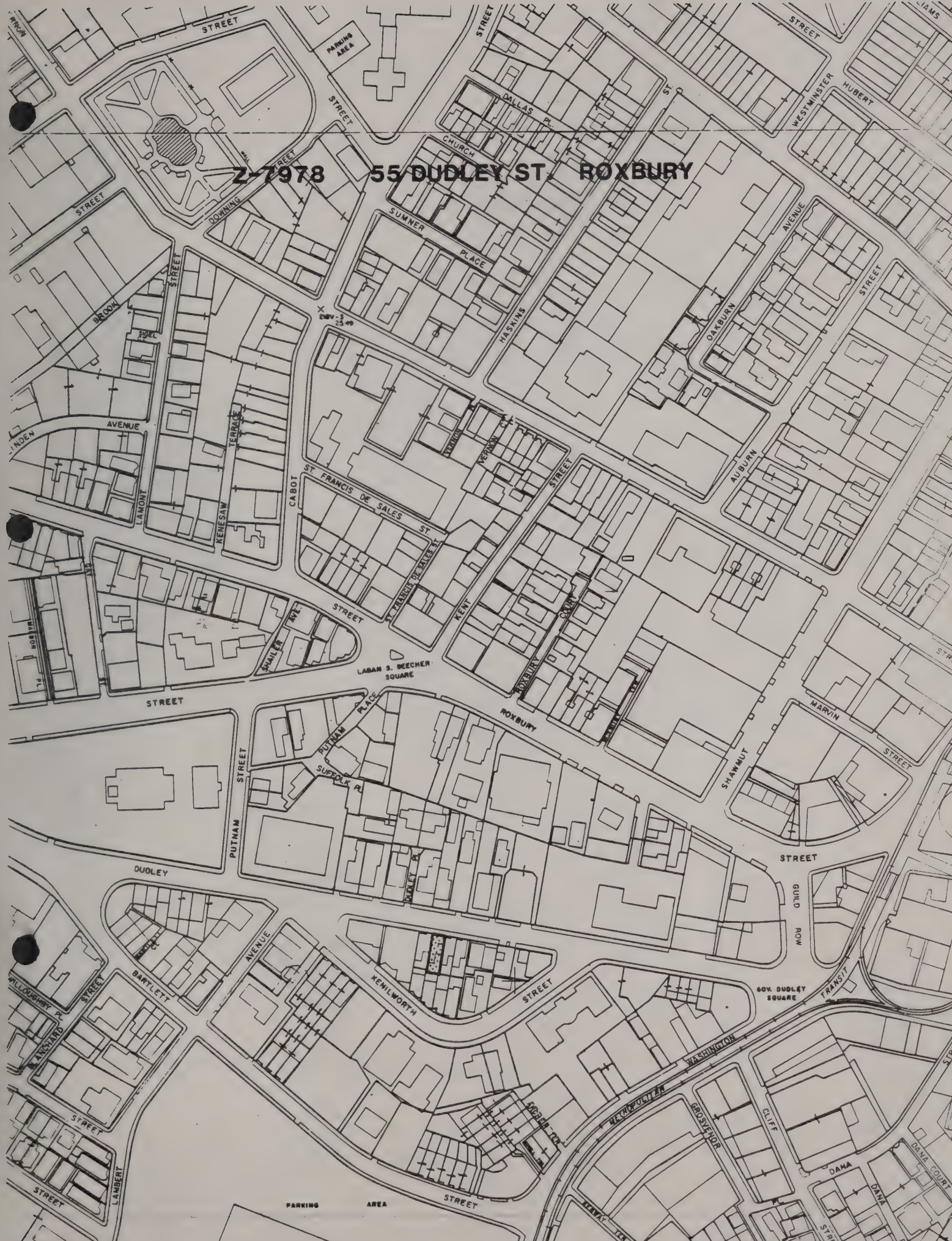
Excessive floor area ratio.

VOTED: In reference to petition Z-7978, Francis Diaz, 55 Dudley Street, Roxbury, for forbidden use and two variances for change of occupancy from three to four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided plans indicating basement windows and ventilation be submitted to the Authority for design review approval. Occupancy compatible with residential and local business area.

Z-7978

55 DUDLEY ST.

ROXBURY



Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-7993
Don Zagoren Associates, Inc.
186-190 Endicott Street
Boston

Site: 2,340 Square feet of land

District(s): Apartment (H-3)

Purpose: Erect five-story twelve-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient open space, rear yard, setback of
parapet, and off-street parking.

VOTED: In reference to petition Z-7993, Don Zagoren Associates, Inc., 186-190 Endicott Street, Boston, for five variances to erect a five-story twelve-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial without prejudice. A community meeting is scheduled to review this proposal. Considerable opposition already has been expressed to the Authority. Issues involve excessive density, inadequate parking, as well as blocking of air and light to adjacent buildings.



Z-7993

186-190 ENDICOTT ST. BOSTON

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-8015
Barbara & Benjamin Tankle
985 Wm. T. Morrissey Boulevard
Dorchester

Site: One-story structure

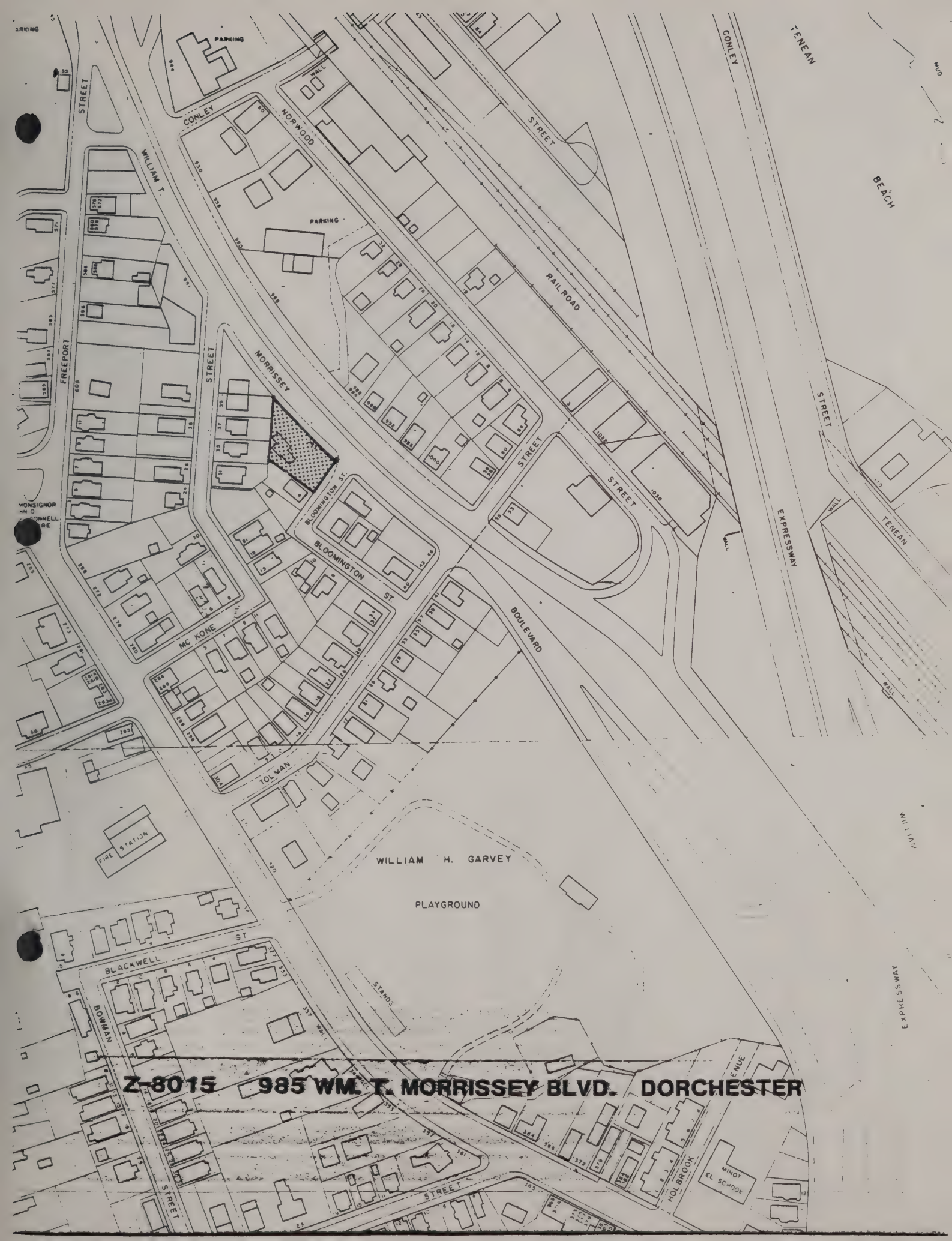
District(s): Residential, two-family (R-.5)

Purpose: Erect two signs--retail store structure.

Violation(s): Ancillary use is conditional.
Number of signs is excessive.

VOTED: In reference to petition Z-8015, Barbara & Benjamin Tankle, 985 Wm. T. Morrissey Boulevard, Dorchester, for two conditional uses to erect two signs in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. New signpost will support double-faced Burger King illuminated signs. Florist sign will replace obsolete, faded and peeling signage. Six residents have expressed support to the Authority. Neponset Civic Association and Popes Hill Neighborhood Association have no opposition.

Z-8015 985 WM. T. MORRISSEY BLVD. DORCHESTER



Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85 Z-8024
Charles T. Oden
45 Union Park
Boston

Site: 3½-story structure

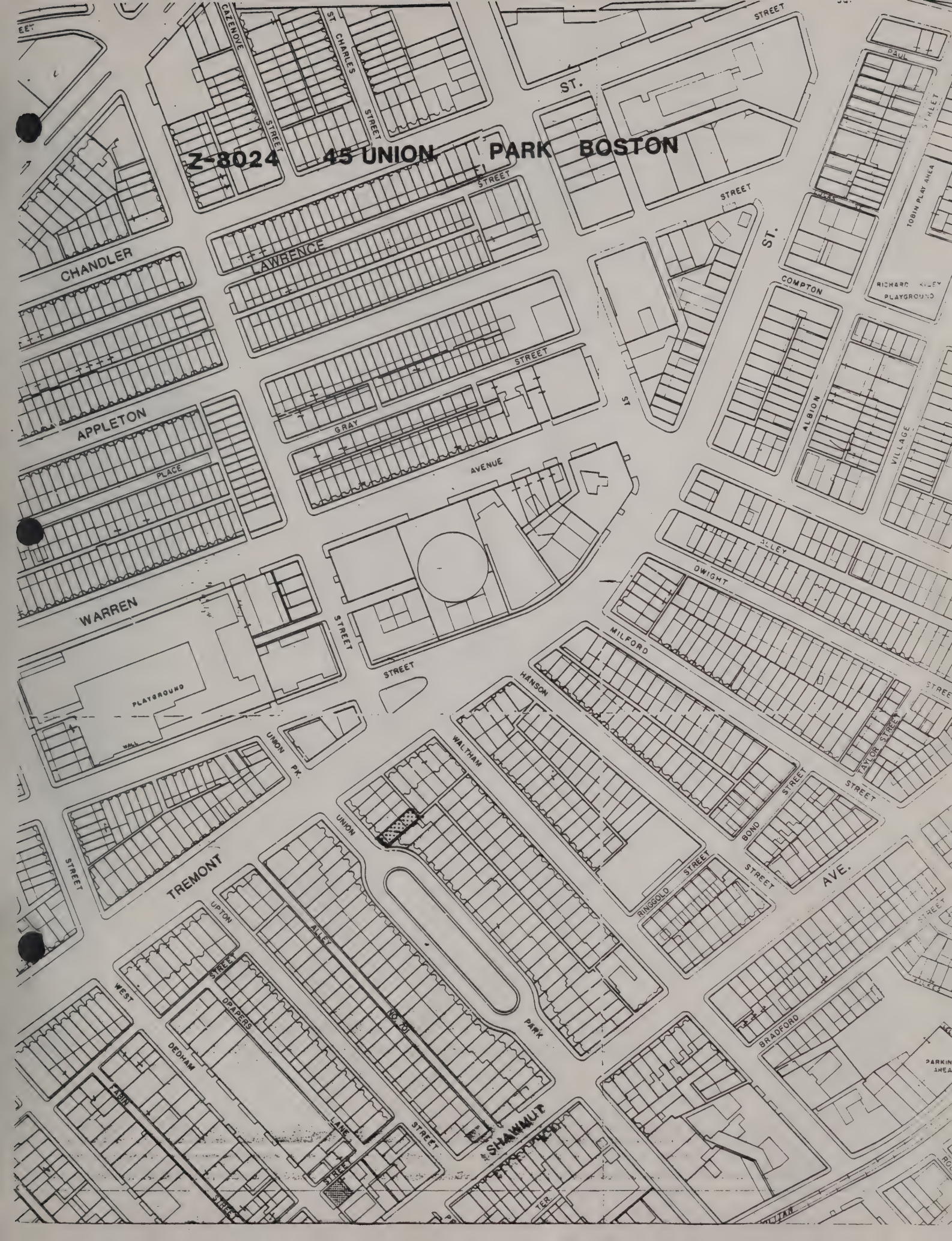
District(s): Apartment (H-3)

Purpose: Legalize occupancy for art studio; erect dormer addition.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8024, Charles T. Oden, 45 Union Park, Boston, for conditional use to legalize occupancy for art studio and erect dormer addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until petitioner reviews plans with South End Historical Society and Union Park Neighborhood Association. Concerns are materials, visibility of dormer extension from street and obstruction of light.

Z-8024 45 UNION PARK BOSTON



Board of Appeal Referrals

September 26, 1985

Hearing: 10/8/85

Z-8034
Temple Beth Torah
120 Corey Street
West Roxbury

Site: 2½-story structure

District(s): Single-family (S-.3)

Purpose: Change occupancy from temple and school to temple,
school and day care center.

Violation(s): Day care center is conditional use.

VOTED: In reference to petition Z-8034, Temple Beth Torah,
120 Corey Street, West Roxbury, for conditional
use for change of occupancy from temple and school
to temple, school and day care center in a single-family
(S-.3) district, the Boston Redevelopment Authority
recommends deferral until appellant meets with
community to resolve hours of operation, traffic,
and noise concerns.



Z-8034 120 COREY ST. WEST ROXBURY

Board of Appeal Referrals

September 26, 1985

Hearing: 10/1/85 Z-8064
David Gaeta
1225 Bennington Street
East Boston

Site: 5,032 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed within required front yard.

Insufficient side and rear yards.

VOTED: In reference to petition Z-8064, David Gaeta, 1225 Bennington Street, East Boston, for three variances to erect a one-family dwelling in an residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Proposed modular home consistent with one- and two-family residential neighborhood.

SUFFOLK DOWNS PARK



Z-8064 1225 BENNINGTON ST. EAST BOSTON